

**ENVIRONMENTAL CONDITION
OF PROPERTY**

**SIERRA ARMY DEPOT SOUTHWEST CORNER PARCEL #2 EXCESS
HERLONG, CALIFORNIA**

AUGUST 1997

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UNITED STATES ARMY MATERIEL COMMAND
ALEXANDRIA, VIRGINIA 22333**

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1.0 PURPOSE

The purpose of this document is to certify the environmental condition of the described parcel of land (approximately 602 acres of the 652 acres of the southwest corner excess lands) known as the Southwest Corner Parcel that will be transferred in its entirety less the parcel known as the 50 Acre Parcel in the Northwest Corner of the Southwest Corner Parcel from Army control to the control of another federal agency, the U.S. Department of Justice (DOJ) for the Bureau of Prisons (BOP). This action is being taken by the Army in order to comply with the requirements of Public Law 102-426 and Army Regulation 200-1 sec. 15-6b that identifies the use of an ECOP as the proper method of transfer for a Federal to Federal transfer.

2.0 PROPERTY DESCRIPTION

The Property to be transferred consists of approximately 602 acres of real estate contained within the southwest area of Sierra Army Depot. The Final Environmental Baseline Survey CERFA Report Sierra Army Depot Reuse Parcels Lassen County, California, (Harding Lawson Associates, March 1997) (EBS) refers to the area as the Southwest Corner Parcel.

3.0 ENVIRONMENTAL CONDITION OF PROPERTY

The United States Army determined the Property's environmental condition by conducting an EBS that included reviewing existing environmental documents and making associated visual site inspections. The document review included the Community Environmental Response Facilitation Act (CERFA) Investigation for the Southwest Parcel as well as various remedial investigation/feasibility study documents. The EBS also included a records review, personnel interviews, and a visual inspection.

The determination of environmental condition considered the intent to transfer the Southwest Parcel to the BOP. The determination of the property's environmental condition considered BOP's intended reuse of the property as a construction site for a future federal prison facility.

The EBS categorizes all land and buildings within this property as Department of Defense (DoD) Environmental Categories 1, 5 and 7. Specifically, the EBS categorized all areas as Category 1 except the area associated with the remedial action cleanup at the Existing Fire-Fighting Training Area (EFFA), Category 5; and a rifle range berm, Category 7. (See EBS Plate C-1). Under new Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Sec.120 (h) (4) definitions, Category 1 is defined as, "Areas where no release, or

disposal of hazardous substances or petroleum products has occurred (including no migration of these products from adjacent areas)". Category 5 is defined as, "Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, removal and or/remedial actions are under way, but all required remedial actions have not yet been taken." Category 7 is defined as, "Areas that are unevaluated or require additional evaluation." With concurrence from the receiving federal agency on remedial activities in place or scheduled, category 5 and 7 property can be transferred.

3.1 Asbestos: No occupied buildings are present or have existed on this property; therefore, asbestos is not an issue. A small plywood storage structure exists on the rifle range.

3.2 Lead-Based Paint: No occupied buildings are present or have existed on this property; therefore, lead-based paint is not an issue. A small plywood storage structure exists on the rifle range.

3.3 Radon: No occupied buildings are present or have existed on this property; therefore, radon is not an issue.

3.4 Radioactive Materials: No radioactive materials were stored or used on the property.

3.5 Polychlorinated Biphenyls (PCBs): No releases of PCB-contaminated transformer dielectric fluids or other PCB-contaminated fluids have been reported on the property.

3.6 Petroleum Hydrocarbons: The EFFA site is under a signed Record of Decision (February 1994) for the cleanup of a diesel fuel oil release. The site will be cleaned up to residential standards. The remedial action is in place and is ongoing with an estimated cleanup and closure date of October 1998. The contaminated surface soils will be removed to a licensed landfill. All wells associated with this site, will be properly sealed and abandoned prior to site closure. No other petroleum hydrocarbon releases have occurred on this property. **Restrictions prior to and after remediation completion:** *No construction or invasive activities are to take place on the EFFA site prior to completion of the remediation. After the remediation is complete, no subsurface construction can take place on the site because of the below ground surface well closures. A restrictive clause on subsurface activities in the EFFA location will become a permanent part of this transfer and all future real estate transactions. The Department of the Army (DOA) reserves the right to enter the EFFA area for remediation efforts and monitoring prior to the EFFA site closure. Once the remediation is complete no further monitoring will be required and DOA rights of entry will cease. (See EBS Plate C-1).*

3.7 Solid Waste Management Units (SWMUs): The inactive EFFA is currently under remediation (estimated closure October 1998). The rifle range berm (lead bullets in berm) is scheduled for a removal action (estimated removal September 1997). The removal action will consist of the removal of the berm that contains lead bullets and potentially

contaminated soils from the Southwest Parcel for compaction on an existing range berm on the active installation. No other SWMUs were

identified on the property. **Restrictions prior to remediation**

completion: *No construction or invasive activities are to take place on the rifle range berm area site prior to completion on the remediation. After the remediation is complete unrestricted construction can take place on the site.*

3.8 Groundwater Monitoring: Groundwater monitoring wells for the installation's active landfill are located on the Southwest Parcel. These wells are scheduled for closure. The active landfill is on retained installation property. Bio-venting wells and monitoring wells associated with the EFFA remediation will be sealed and abandoned upon completion of the remediation. When abandoned the top five (5) feet of well casing/structure will be removed, the well will be sealed with a bentonite concrete mixture, and clean soils will be used to fill any voids from the construction process. This closure process will limit construction and/or subsurface disturbance to three (3) feet below surface in the vicinity of the well locations.

3.9 Adjacent Property: Environmental conditions on adjacent parcels are not known to adversely affect the property for the purposes of property transfer. The Sierra Army Depot active landfill is just north of the Southwest Corner Parcel. A trichloroethene TCE detection at less than 10 parts per billion was reported at one well sample point (approximately 1/2 mile north) of the Southwest Corner Parcel. The landfill is under an investigation and monitoring program. No adverse impact to the property is anticipated from this condition.

4.0 REGULATORY COORDINATION

The Army provided the EBS to the U.S. Environmental Protection Agency, Region IX and the California EPA for review. Both agencies concur that the Army has adequately characterized the environmental condition of the property. The agencies' concurrence letters must be attached to this document for the concurrence to be valid.

5.0 CONCLUSION

The Army will be responsible for the completion of the environmental restoration activities at the Southwest Parcel as described in the April 1997 Draft BRAC Cleanup Plan Version II. The Army will retain, and the Transferee will agree to, a right of entry over and through the property, granting the Army access to complete any and all actions necessary in order to complete post-transfer environmental restoration requirements.

Upon completion of the restoration activities on the Southwest Parcel, the Army remediations will restore the property to residential use standards.

Based on the above, the Southwest Corner Parcel #2 Excess is determined to be suitable for immediate transfer to the BOP.

Results of the EBS/CERFA investigation and consultation with the BOP regarding future remediation actions indicate the property is suitable for Sierra Army Depot to transfer to the BOP.

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